

Monday, August 03, 2015

The following action minutes are listed as they were acted upon by the Subdivision Review Board and as listed on the agenda for the Regular Meeting of 9:00 AM, together with the maps and staff reports attached thereto and incorporated therein by reference.

Hearings are advertised for 9:00 a.m. This time is only an estimate and is not to be considered as time guaranteed. The public and applicants are advised to arrive early.

**** EXPERIENCED TECHNICAL DIFFICULTIES DURING THIS MEETING******ROLL CALL:**

PRESENT: Aeron Arlin-Genet, Glenn Marshall and Chairperson Ellen Carroll

ABSENT: Leslie Terry

Chairperson Ellen Carroll opens meeting and thanks everyone for their patience while we were experiencing technical difficulties.

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Board on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

No one coming forward.

CONSENT AGENDA

2. July 6, 2015 SRB Draft Minutes

Consent item 2 is approved via voice vote by the County Subdivision Review Board and is available on file at the office of the Planning and Building Department.

Motion by: Aeron Arlin-Genet

Second by: Glenn Marshall

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Marshall, Glenn	x			
Carroll, Ellen	x			
Arlin-Genet, Aeron	x			
Terry, Leslie				

HEARINGS

3. Hearing to consider a request by **DIOSELINA LEBLANC** for a Tentative Parcel Map (CO14-0099) to subdivide an existing approximately two (2) acre parcel into two parcels of one (1) acre each, for the purpose of sale and/or development. Also to be considered is an adjustment to the design criteria required by Section 21.03.010 that limits the depth of a parcel to no more than three times the average width of a parcel. The parcel map will include site disturbance associated with fronting road

improvements, utility trenching and potential disturbance for drainage improvements. The site is currently developed with an existing primary single family residence, secondary manufactured residence, and workshop. The site lies at the northeast corner of Osage Street and Pajaro Lane in the community of Nipomo. The site is within the South County Inland sub area of the South County Planning Area. This project is exempt under CEQA.

County File Number: SUB2014-00027
Supervisorial District: 4
Project Manager: Megan Martin

Assessor Parcel Number: 092-473-035
Date Accepted: April 21, 2015
Recommendation: Approval

Megan Martin, Project Manager: presents staff report via a Power Point presentation.

Dioselina LeBlanc, applicant: explains her proposal and reasoning.

Bill Todoole, neighbor: is fine with proposal and is happy there will be no secondary residence on the new parcel.

The Subdivision Review Board approves Document Number: 2014-009_SRB granting Tentative Parcel Map (SUB2014-00027/CO14-0099) to DIOSELINA LEBLANC based on the Findings A. through K. in Exhibit A and subject to the Conditions 1 through 22 in Exhibit B; including new Condition 19 a. to read "Parcel 1 and Parcel 2 shall only be allowed to be developed with one primary residence. No secondary dwellings are allowed. In the event a water conservation fee is established, the applicant could pay the fee and allow for a secondary dwelling unit on each parcel." adopted.

Motion by: Aeron Arlin-Genet
Second by: Glenn Marshall

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Marshall, Glenn Carroll, Ellen Arlin-Genet, Aeron Terry, Leslie	x			

4. Hearing to consider a request by **KENNETH R. NELSON & MARIA T. NELSON** for one (1) Conditional Certificate of Compliance (C15-0030) to legalize one (1) parcel of approximately 6 acres. The proposed project is within the Agriculture land use category and is located at 575 Upper Los Berros Road, approximately 2.4 miles east/northeast of the intersection of Upper Los Berros Road and North Dana Foothill Road, east of the City of Arroyo Grande. The site is in the South County Inland Sub Area in the South County planning area. Also to be considered is the approval of the environmental document. A General Rule Exemption was issued for this project.

County File Number: SUB2014-00050
Supervisorial District: 4
Project Manager: Jo Manson

Assessor Parcel Number: 047-071-028 Portion
Date Accepted: June 25, 2015
Recommendation: Approval

Jo Manson, Project Manager: presents staff report via a Power Point presentation.

Byran Grant, representing the Nelson's: states is available for questions.

The Subdivision Review Board approves Document Number: 2015-010_SRB granting one (1) Conditional Certificate of Compliance (SUB2014-00050/C15-0030) to KENNETH R. NELSON & MARIA T. NELSON based on the Findings A. through D.in Exhibit A and subject to the Conditions 1 through 3 in Exhibit B. adopted.

Motion by: Glenn Marshall

Second by: Aeron Arlin-Genet

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Marshall, Glenn	x			
Carroll, Ellen	x			
Arlin-Genet, Aeron	x			
Terry, Leslie				

PLANNING STAFF UPDATES

5. This is the time staff provides updates to the Review Authority for items not on the agenda.

None.

ADJOURNMENT

Next Scheduled Meeting: September 14, 2015, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

Nicole Retana, Secretary
Subdivision Review Board

Minutes will approved at the September 14, 2015 Subdivision Review Board meeting.